



THE CORNER HOUSE

THE STREET ♦ SOUTH STOKE ♦ SOUTH OXFORDSHIRE

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Goring on Thames - 1.5 miles ♦ Wallingford - 3.5 miles ♦ Henley on Thames - 12 miles
♦ Oxford - 17 miles ♦ Reading - 12 miles ♦ Newbury - 13 miles ♦
M4 at Theale (J12) - 11 miles ♦ M40 at Lewknor (J6) - 13 miles
(Distances approximate)

In a favoured South Oxfordshire village on the Thames surrounded by beautiful countryside, yet just a short distance away from commuter trains at Goring & Streatley into London Paddington within the hour.

A significant Grade II listed period property offering characterful accommodation of 3,078 sq ft including 5 bedrooms and 3 bathrooms together with a separate 1 bedroom Annexe and detached double garage. The property sits within 1.075 Acres which includes a Swimming Pool, Tennis Court and its own Paddock.

- ♦ In unspoilt Thames Valley Country side designated an "A.O.N.B."
 - ♦ Ideally located with excellent road & rail communications
- ♦ Annexe in Detached Building
 - ♦ Living/Dining/Kitchen
- ♦ Wide range of first class private and state schools in the local area
- ♦ Double Bedroom
 - ♦ Shower Room
 - ♦ Separate Store with Mezzanine Level
- ♦ Entrance Hall
 - ♦ Sitting Room with Fireplace
 - ♦ Dining Room
 - ♦ Family Room with Log Burner
 - ♦ Kitchen Breakfast Room
 - ♦ Boot Room
 - ♦ Utility Room
- ♦ Detached Double Garage
 - ♦ Large Driveway
- ♦ In all Extending to 3,078 sq ft
- ♦ First Floor
 - ♦ Main Bedroom with Cloakroom and Balcony
 - ♦ 3 Further Bedrooms
 - ♦ Shower Room
 - ♦ Family Bathroom
 - ♦ Second Floor
 - ♦ 5th Bedroom with Ensuite Bathroom
- ♦ Garden and Grounds of 1.075 Acres Including:
 - ♦ Tennis Court
 - ♦ Swimming Pool with Pool House and Plant Room

SITUATION

The Thameside village of South Stoke situated between Reading and Oxford, lies on the East bank of the river, set between the Berkshire Downlands and the Chilterns in Oxfordshire in the wide River valley opposite the village of Moulsoford, surrounded by scenic rural countryside designated as an “Area of Outstanding Natural Beauty”.

Largely unspoilt having only a limited amount of modern development, the village has a fine main street with many interesting period properties, some dating from the 16th century. Historically the village retains a close connection with Christchurch College in Oxford who were given land and property by Henry VIII at the time of the Reformation in the Middle Ages and as a result of this the timeless country way of life survives even today. Local amenities include a highly regarded traditional Inn “The Perch & Pike”, a C. of E. Primary School, a village hall, shop and recreation ground, and regular bus services to Wallingford and Reading. The bus service also connects with train services to Reading and Paddington. The River Thames is within easy walking distance at each end of the village offering recreational facilities including walks along the Tow Path to Goring and Wallingford.

The historic Ridgeway Path also runs through the village, having crossed the river at Goring on Thames from Streatley, continuing along the riverbank to North Stoke where it leaves the Thames and continues up onto the Chilterns and the Icknield Way.

The nearby village of Goring on Thames offers more comprehensive shopping facilities, a modern health centre, a dentist, library, a veterinary centre, several “Olde Worlde” Inns, a Boutique Hotel, range of restaurants, a fabulous Riverside Bistro/Café, and a mainline railway station providing fast commuter services to Reading and London (Paddington) in well under an hour and with the Elizabeth Line from Reading, significantly improves train links into the City and Canary Wharf. There are excellent road communications with easy access to Henley, Wallingford, Reading and Oxford as well as the M4 and M40 Motorways.

PROPERTY DESCRIPTION

The Corner House is an important period property of appealing character, thought to date back, in part, as early as the 15th Century where the front is jettied and with later 17 Century additions. One of the oldest properties in South Stoke, it is stunning in appearance, displaying timber framing with red brick infill under a plain-tile roof. The front door brings you into the hall which has the wide staircase and cloakroom to the far end. Wonderful light spills through from the glass door on the back of the house looking out onto spectacular gardens and grounds. The sitting room has dual aspect and features panelling and a working fireplace with built in deep cupboards either side. Steps from the hall then lead down into the dining area which is a long room, incorporating a family room with wood burner. The kitchen is fully fitted with shaker style units and extends into the breakfast room which has ornate glass windows within a deep bay capturing the striking gardens beyond.





There is a separate boot room and utility room.

Upstairs the main bedroom offers substantial space and incorporates a walk in wardrobe, cloakroom and French doors out onto a balcony with more breathtaking garden and paddock views. There are 3 further bedrooms and both a shower room and family bathroom on the first floor which have underfloor heating. The staircase then takes you up to the second floor which has another bedroom with its own ensuite bathroom.

Detached from the house and located across the front courtyard is the self-contained annexe. This offers a great opportunity to be converted into a separate "granny annexe", subject to relevant planning permission. The door takes you into the sitting room with kitchenette which has a floor to ceiling window looking across at the grounds. Double doors lead into the bedroom behind and there is a shower room and double built in wardrobe off the hall. On the end of the annexe is a separate outbuilding for storage and useful mezzanine level. A truly stunning property offering generous accommodation over 3 floors.





OUTSIDE

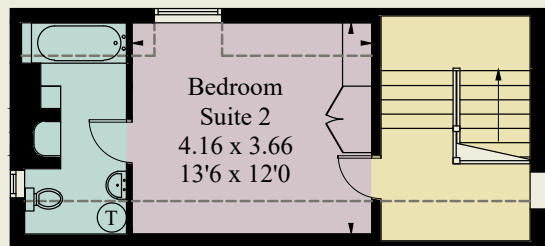
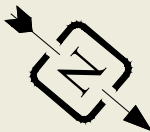
Sitting behind a brick and flint wall, The Corner House is approached off the historic High Street, with vehicular entrance onto a gravelled driveway offering parking for several cars and a detached double garage with twin doors. Additionally there is pedestrian access via 2 wooden gates which take you to the front walled garden with lawn and a mature tree. The main gardens at the back are absolutely spectacular with well maintained and manicured lawns with large trees, including a Mulberry and well

planted flower beds. Hedged boundaries allow for total privacy and a terrace across the back offers a wonderful opportunity for "al fresco" dining and entertaining to sit back and enjoy everything the gardens have to offer, including a swimming pool with pool house and plant room and a full sized tennis court. The gardens adjoin paddocks, owned by The Corner House and provide a spectacular backdrop. To the side of the house is a private fenced area, used for bin storage. The gardens are of enormous appeal, complimenting The Corner House and all it has to offer. An early viewing is advised.

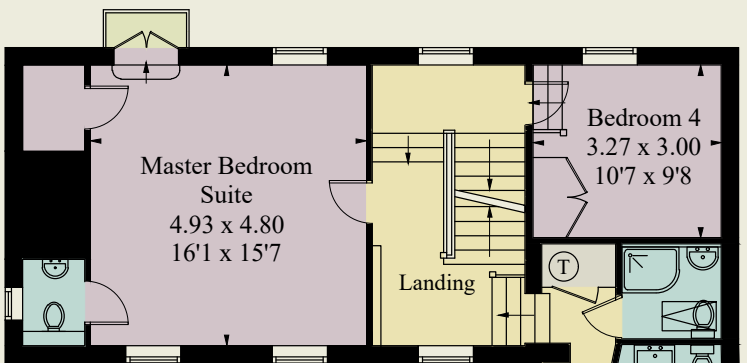


Corner House, The Street, South Stoke, Oxfordshire, RG8 0JS

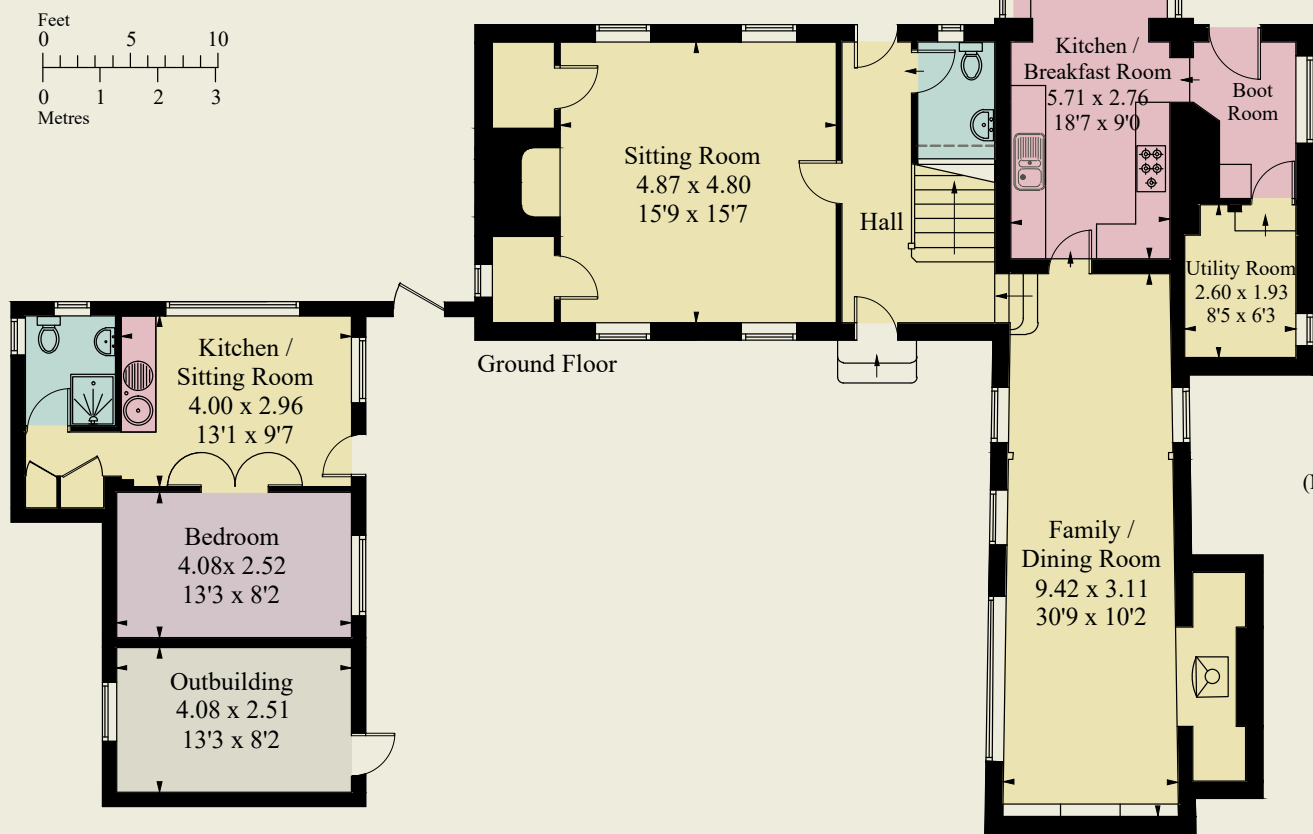
Approximate Gross Internal Area = 210 sq m / 2260 sq ft Limited Use Area = 12 sq m / 129 sq ft
Annexe = 28 sq m / 301 sq ft Outbuildings = 36 sq m / 387 sq ft
Total = 286 sq m / 3078 sq ft



Second Floor

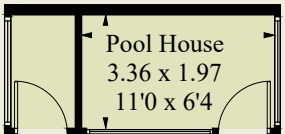
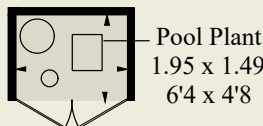
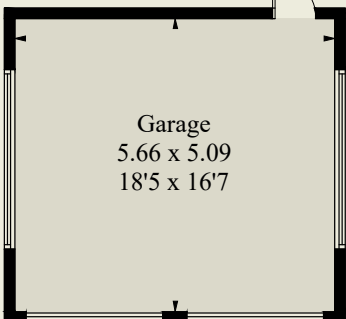


First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 594

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: All mains are connected, central heating and hot water from gas fired boiler. Secondary hot water from immersion heater.

Council Tax: G

Energy Performance Rating: Exempt

Postcode: RG8 0JS

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in Goring turn right and proceed up to the top of the High Street. At the railway bridge junction bear left onto the Wallingford Road and continue out of the village. On reaching South Stoke in just under 2 miles take the last turning on the left onto Ferry Road and continue under the bridge and at the junction with The Street you will see The Corner House directly in front of you, with the entrance to the driveway on the left.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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